

Please take notice that the Readington Township Committee will hold a Virtual Online Public Meeting on December 7, 2020 at 5:30 p.m.

IN ORDER TO COMPLY WITH THE EXECUTIVE ORDERS SIGNED BY THE GOVERNOR AND IN AN EFFORT TO FOLLOW BEST PRACTICES RECOMMENDED BY THE CDC, THIS MEETING WILL BE CONDUCTED VIRTUALLY FOR ALL TOWNSHIP COMMITTEE MEMBERS, PROFESSIONALS, ANY INTERESTED PARTIES AND MEMBERS OF THE PUBLIC. MEMBERS OF THE PUBLIC ARE INVITED TO VIEW MEETINGS LIVE USING WEBEX WHICH ALLOWS THEM TO "RAISE A HAND" AND CONTRIBUTE WITH VOICE AND VIDEO DURING THE PUBLIC PORTIONS OF THE MEETING. MEMBERS OF THE PUBLIC WHO ARE CALLING IN BY PHONE WILL ALSO HAVE THE OPPORTUNITY TO CONTRIBUTE WHEN CALLED UPON TO SPEAK.

TO ATTEND THIS MEETING VIRTUALLY ENTER THE FOLLOWING LINK ON YOUR COMPUTER OR PERSONAL DEVICE:

<https://readingtontwp.webex.com/readingtontwp/j.php?MTID=mbf4b5bbff44db8ff20521848a925c476>

TO JOIN BY PHONE: PLEASE DIAL: +1-408-418-9388

Meeting number (access code): 179 756 7714

Meeting password: 120720

Please be advised that the Public portion of the meeting will begin at 7:30 p.m. and can be accessed at that time.

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**READINGTON TOWNSHIP COMMITTEE**  
**DECEMBER 7, 2020 AGENDA**

A. Mayor Heller *calls the meeting to order at 5:30 p.m.* announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.

B. EXECUTIVE SESSION

*Executive Session Resolution*

Contract Negotiations / Hunterdon County Special Weapons and Tactics Team Mutual Assistance Agreement  
Personnel / Personnel  
Personnel / Police Department  
Attorney-Client Privilege / Arbitration - PBA  
Attorney-Client Privilege / Executive Session Minutes / November 16, 2020

Potential Litigation / Affordable Housing

- Contract Negotiations / SAVE Associates

Potential Litigation / Oakland Dr. W Sanitary Sewer Pump Station Upgrades

Litigation / Block 48, Lot 23; Block 55, Lot 33; Block 56, Lots 1, 3, 6 & 8; Block 67, Lot 2 (Solberg Aviation)

Litigation / 388 Readington Realty Holdings, LLC vs. Twp. of Readington

Litigation / Civil Action Summons / Rosehill and Rosedale Cemetery Associations vs. Township of Readington and the Township Committee of the Township of Readington

**C. SALUTE TO FLAG**

**D. REPORT ON EXECUTIVE SESSION**

**E. CONSENT AGENDA**

All items listed with an asterisk “\*” are considered to be routine by the Township Committee and will be enacted by one motion. There will be no separate discussion of these items unless a Committee member or citizen requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the agenda.

1. \* *Amendment to Hunterdon County Municipal Alliance Program*
2. \* *Special Items of Revenue and Appropriation in the 2020 Budget*
3. \* *Resolution Authorizing Readington Township to Enter into the New Jersey Cooperative Purchasing Alliance Cooperative Pricing System with County of Bergen*

**F. \* APPROVAL OF MINUTES**

*Minutes of November 16, 2020 Meeting*

**G. COMMENTS FROM THE PUBLIC for items listed on the agenda only**

*(Note: The Committee will take public comment on the ordinance(s) listed under Section H during the Public Hearing portion)*

**H. PUBLIC HEARING**

1. *An Ordinance Authorizing Easements to be Conveyed to Whitehouse Urban Renewal Associates, LLC within Portions of Nelson Street for Certain Stormwater Structures pursuant to Redevelopment Plan Approved by Ordinance #03-2017 - Continuation of Public Hearing*
2. *An Ordinance Amending Portions of the Boundaries of the Professional Office (PO) and Residential One Acre (R-1) Zone Districts as Depicted on the Zoning Map on Chapter 148 of the Land Use Ordinance of the Township of Readington, County of Hunterdon and State of New Jersey to Incorporate the Entirety of Block 38.01, Lot 4 within the PO Zone*

3. ***An Ordinance Amending and Supplementing the Code of the Township of Readington, County of Hunterdon, State of New Jersey Pertaining to Fees for Township Parks, Recreation Areas and Museum Facilities and Certain Application Procedures for Use thereof***

#### **I. CORRESPONDENCE / OTHER INFORMATION**

1. Ordinance Adopted on October 28, 2020 from Carla Connor, Municipal Clerk, Township of Clinton regarding ***An Ordinance of the Township of Clinton Amending Chapter 165 of the "code of the Township of Clinton" by Consolidating the C-2, ROM and ROC Zoning Districts Along the Route 22 Corridor into a New Commerical-Research, Office and Manufacturing Zoning District and Amending the Clinton Township Zoning Map, Schedule of Zoning Map, Schedule of Zoning Requirements and Chapter A290, Fees Compilation, Accordingly.***
2. Resolution from Borough of Lebanon regarding ***Establishing a Business Non-Interference Policy.***
3. Notice from Hunterdon County Planning Board regarding ***Land Development Standards Comment / Executive Summary Release.***
4. Letter from Mayor Brendan Rae, Long Hill Township, regarding ***Resolution Demanding that the New Jersey State Legislature Accept its Responsibility to Administer the Provisions of the Affordable Housing Act and Stay Further Action Until Such Times as it has Promulgated Rules Governing its Implementation.***

#### **J. NEW BUSINESS**

1. ***Ordinance Amendment to Site Plan Waiver 148-97D - memo dated November 25, 2020 from Angela DeVoe, Construction Code Official***
2. ***An Ordinance Establishing a New Chapter of the Code of the Township of Readington Entitled "Special Events" - discussion***
3. ***Resolution Supporting Proactive Safety Measures for the Route 523 / Route 629 Intersection***
4. ***Temporary Waiver for Tent Fees - memo dated November 30, 2020 from Angela DeVoe , Construction Code Official***
5. ***Request for a Ground Hunting Blind (Deer Hunting Program)- memo from Carol Radziewicz, Environmental Commission Secretary***

6. *Approval of Market to Affordable Policies and Procedures Manual*
7. *The Ridge at Readington (Block 4, Lot 51 & 52) Performance Guarantee & Inspection Escrow* - letter dated November 24, 2020 from Michael Finelli, Finelli Consulting Engineers, Inc.
8. *Stormwater Utility Recommendation* - memo dated November 20, 2020 from Carol Radziewicz, Environmental Commission Secretary
9. *Application to the New Jersey Conservation Program (Block 21, Lot 30 / Cushetunk Preserve*
10. *Belle Mead (NJDEP) Permit Public Comment Responsive Letter*

**K. ADMINISTRATOR'S REPORT**

**L. ATTORNEY'S REPORT**

**M. ENGINEER'S REPORT**

**N. COMMITTEE REPORTS**

1. **John Albanese**  
Planning Board/Affordable Housing  
Recreation  
Social Services
2. **Betty Ann Fort**  
Historic Preservation/Museums  
Zoning  
Emergency Services / Fire Official  
Library Services
3. **Jonathan Heller**  
Construction & Code Enforcement  
Environmental Commission  
Engineering / Roads / Building & Grounds / Recycling  
    • *Engineer's Report*
4. **Juergen Huelsebusch**  
Farmland / Open Space Advisory Board / Agricultural Land Advisory Committee  
Board of Health

5. **Ben Smith**

Police Department

Sewer Advisory

Municipal Court

Finance

\* *Tax Lien Redemption*

\* *Payment of Bills*

**O. COMMENTS FROM THE PUBLIC**

**P. COMMENTS FROM THE GOVERNING BODY**

**Q. ADJOURNMENT**